

PUBLIC HEARING--March 17, 1965

Appeal #8122 Cornelius Pitts, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on March 24, 1965:

ORDERED:

That the appeal for a variance from the provisions of Section 7202 of the Zoning Regulations to permit waiver of two required off-street parking spaces at 1440 Belmont St. N.W., lot 142, square 2660, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 20 feet on Belmont Street and a depth of 100 feet. The lot has an area of 2000 square feet of land and is improved with row dwellings consisting of basement and three floors.

(2) Appellant proposes to develop the property into five apartment units, which will eliminate the rooming house as now existing.

(3) This conversion requires, under zoning regulations, two off-street parking spaces.

(4) There will be no exterior changes made to the building and the cubic content of the building will not be increased by the proposed alterations.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of Section 8207.11 of the regulations and that the conversion, which will eliminate a rooming house, will be a definite improvement to the neighborhood.

Appellant's lot is improved with a row dwelling and there is no alley system or other means of entering the rear of the property to provide off-street parking. It is also economically impracticable to provide these parking spaces within the building itself.

In view of the above it is our opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.